Project Narrative

This property is zoned R1-35 requiring a 15' side setback. The house was built approximately 1963. We purchased the house in 1972 with a 7.72' side setback at the west corner of the structure.

We would like to update the master bedroom with a larger bath and a walk-in closet. We believe we have a design that will avoid the added-on look by maintaining the clasic lines of the existing ranch house style.

The problem is that there is no way to do this with a 15' setback, because the corner of the house that we would like to expand is the west corner of the structure and therefore it is within the 15' setback. This is the bedroom wing of the house. Our proposal would keep the existing 7.72' setback to the west corner of the addition. Moving the addition to the 15' setback would eliminate most of the addition or put the addition in the front yard thereby destroying the architectural lines of the existing house.

The master bedroom works best in the bedroom wing. Placing the master bedroom in another part of the house would be undesirable and inefficient. The proposed plan with a raised roof and clearstory windows would be complimentary to the similar roof lines on the northeast end of the house (picture #15).

The proposed plan extending the house to the southwest would give a 44' front setback and a 7.72' side setback to the west corner of the addition. This will retain the same side setback currently in place for the existing structure (pictures #10 and #11). The proposal would keep the addition behind the neighbor's existing 40' setback as seen in picture #10 and back up to the side wall of their garage.
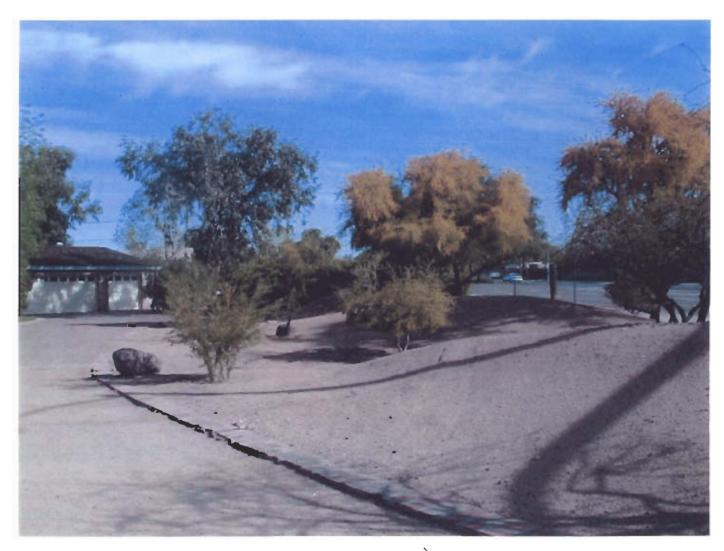
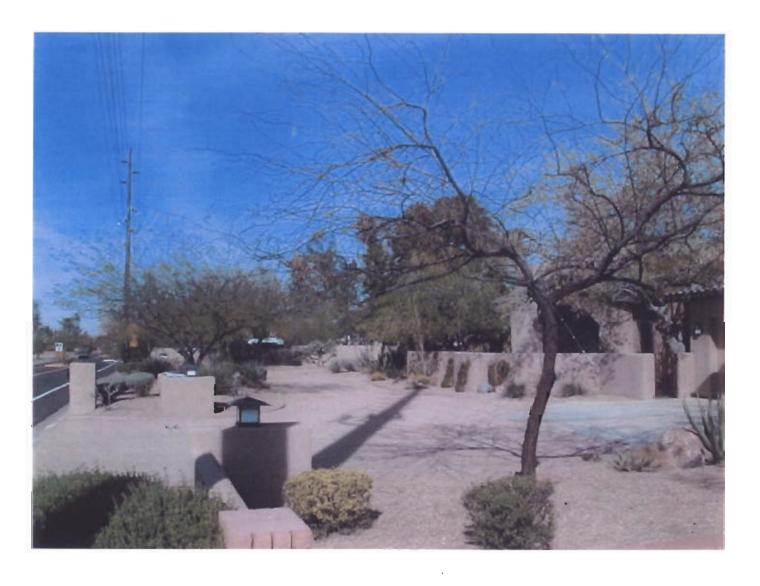The neighbors have indicated they have no objection to this addition as planned.
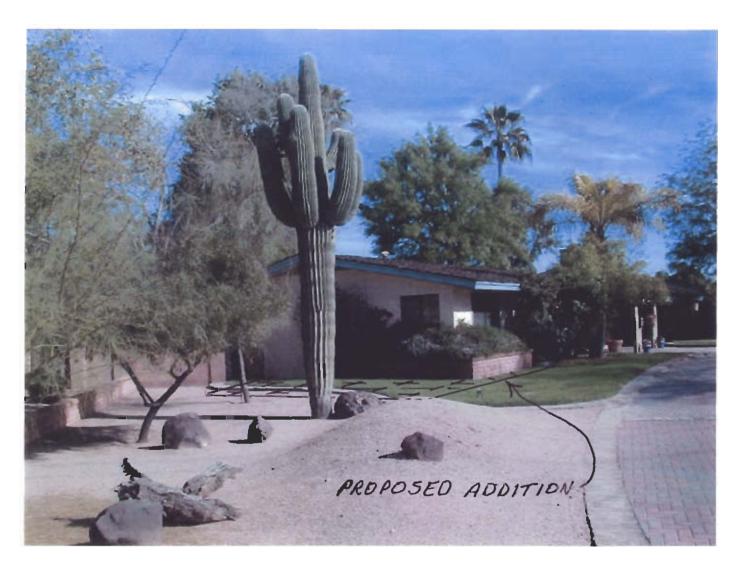
#1

LOOKING S. DOWN
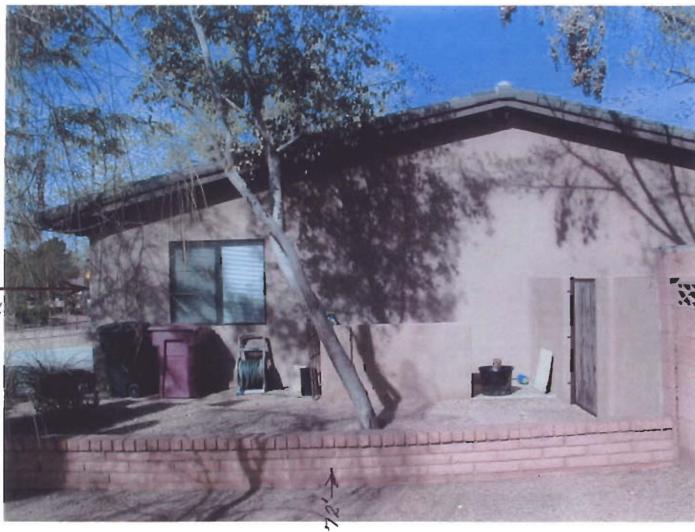SCOTTSDALE RD

#2

LOOKING W. ALONY
CHOLLA

#3

LOOKING N.
ACROSS LOT TO
SCOTTSDALE RD.

#6

LOOKING W. ALONG
CHOLLA

#7

PROPOSED ADDITION

LOOKING W. AT HOUSE
ADDITION SITE

#10

40'
SETBACK

10-BA-2004
6/2/2004

7.72'

44' SETBACK
TO FRONT
CORNER OF
ADDITION

PROPOSED ADDITION

#11

7.72'

7.72'

#12

PROPOSED ADDITION

14

PROPOSED ADDITION